

test  
dimension  
wall  
(e) wall  
demo  
doors  
(e) doors  
millwork  
(e) millwork  
hatch/rill  
border  
detail  
paper



# City of Santa Barbara

## Community Development Department

www.SantaBarbaraCA.gov

### Building & Safety Division

#### Notice of Violation

Director's Office  
Tel: 805.564.5502  
Fax: 805.564.5476

Administration, Housing  
& Human Services  
Tel: 805.564.5461  
Fax: 805.564.5477

Building & Safety  
Tel: 805.564.5455  
Fax: 805.564.5476

Planning  
Tel: 805.564.5470  
Fax: 805.564.5477

Rental Housing  
Mediation Task Force  
Tel: 805.564.5420  
Fax: 805.564.5477

630 Garden Street  
1st Floor, Room 1600  
Santa Barbara, CA  
93102-1100

March 4, 2019

Sanderson, Patti J  
2211 Alameda Padre Serra  
Santa Barbara CA 93103

APN: 025-281-029  
Case Number: ENF2019-00215

Subject Property: 2211 Alameda Padre Serra Santa Barbara CA 93103

Dear Sanderson, Patti J:

Due to a recent concern filed with the Building & Safety Division, an inspection at the Subject Property was performed on 2/27/2019. As a result of our investigation, we have found the Property to be in violation of Santa Barbara Municipal Code Section 22.04.010 as follows:

AN INSPECTION OF THE INTERIOR OF THE DWELLING IS REQUESTED WITHIN 10 DAYS OF THE DATE OF THIS NOTICE. PLEASE CONTACT PETE MIKELSON AT 897-2505 TO ARRANGE THIS INSPECTION. A NEW NOTICE OF VIOLATION MAY BE ISSUED AS A RESULT OF ANY VIOLATIONS FOUND DURING THIS INSPECTION.

#### VIOLATIONS:

- 1) The rear balcony deck railing has fallen off.
- 2) Deck is in substandard condition

#### CODE SECTION:

**2015 International Property Maintenance Code Sec. 304.2 Protective Treatment:** All exterior surfaces, including but not limited to doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay resistant woods, shall be protected from the elements and decay by painting or other protective treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. All siding and masonry joints, as well as those between the building envelope and the perimeter windows, doors and skylights, shall be maintained weather resistant and water tight. All metal surfaces subject to rust and corrosion, and all surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

#### REMEDY:

Bring this Notice to the Building Permit Counter at 630 Garden Street and ask for an explanation of the plan submittal that will be required for permit application and issuance. Be aware that permit issuance must be obtained by the dates prescribed in this Notice. If permits are not obtained within the prescribed time frames, you will be ordered to obtain a demolition permit immediately.

The Building Official has determined that the violations on the Property must be abated in an expeditious manner.

- A permit must be obtained and work commenced within 30 days of the date of this Notice of Violation.
- Work must be completed and all violations abated within 30 days of the date of permit issuance.

If either of these dates are not met, further legal action may be necessary.

This Notice of Violation identifies the concerns of the Building and Safety Division of the City of Santa Barbara. Other departments or divisions of this City and other governmental agencies may have additional concerns or requirements.

#### Tax Implications

Pursuant to California Revenue and Taxation Code sections 17274 and 24436.5, the City may forward information regarding you and any other owners of the above-referenced property to the State Franchise Tax Board for violations of State and City laws related to health, safety, and building if the above listed property constitutes substandard housing. This action will prevent you, any other owners, or subsequent owners from deducting interest, taxes, depreciation, or amortization for the above-referenced property on state income taxes. In order to prevent this, you must immediately comply with all State and City laws to abate all violations.

#### Appeal Rights

Any party aggrieved by this decision of the City's Chief Building Official including but not limited to decisions or determinations made relative to the application and interpretations of the technical codes, and the refusal, suspension, voiding, or revocation of a license or permit, may appeal such decision to the Building and Fire Code Board of Appeals by obtaining an appeal form on the internet at <http://www.santabarbaraca.gov/services/planning/forms/building.asp> or from the City Building & Safety office. You are required to submit the appeal form within ten (10) days from the date of this notice in order for your appeal to be heard by the Building and Fire Code Board of Appeals. The completed appeal form must be delivered to the City's Building & Safety office located at 630 Garden St., Santa Barbara, CA 93101.

For information regarding the appeals process, please refer to Santa Barbara Municipal Code Section 22.04.020 or contact the Community Development Department at (805) 564-5502. For information on Building and Fire Code Board of Appeals the please visit the following website <http://www.santabarbaraca.gov/cov/brcdcomm/ac/bfcba/default.asp>

#### Tenant Relocation Required (Residential Uses Only)

Only when the above box is checked, pursuant to Health and Safety Code section 17975, you are hereby notified as the owner of the subject property that any tenant on the subject property who is displaced or subject to displacement from a residential rental unit at the subject property as a result of this order requiring the vacation of a residential unit by the City of Santa Barbara Building & Safety Department as a result of the violation(s) noted above being so extensive and of such a nature that the immediate health and safety of the residents is endangered, that the tenant(s) shall be entitled to receive relocation benefits from you, the property owner.

Pursuant to Health and Safety Code section 17975.1, the relocation benefits shall be paid by you, the owner or designated agent, to the tenant within 10 days after the date of this notice to vacate which has been posted on the premises, or at least 20 days prior to the vacation date set forth in this notice to vacate, whichever occurs later. If there are fewer than 10 days between the date of this notice to vacate and the vacation date, the relocation benefits shall be paid by you, the owner or designated agent, to the tenant within 24 hours of the date of this notice.

This notice has also been given to the tenant in possession of the property. You cannot retaliate against the tenant pursuant to Civil Code section 1942.5. The relocation payment shall be made available by you, the owner or designated agent, to the tenant pursuant to Health and Safety Code section 17975.2.

#### Contact information

My direct office phone number is (805) 897-2505. Our offices are closed every other Friday please call 564-5485 to find out the Friday we will be closed. Inspector office hours are 7:30-8:30 a.m. and 3:00-4:00 p.m. Monday through Friday except for Thursday afternoon and our "off" Friday. You may also contact our office for plan submittal and permit issuance requirements at (805) 564-5485 between the hours of 7:30 and 4:30 p.m., Monday through Friday. The Community Development public counters are located at 630 Garden Street. Additional information is available online at [www.SantaBarbaraCa.gov](http://www.SantaBarbaraCa.gov)

Your prompt attention to this matter is appreciated.

Sincerely,

Pete Mickelson  
Building Inspector

Attachment: Field Investigation Images

Cc: File

#### PROJECT DESCRIPTION:

replacement of rotted balcony & guardrail (to match existing size, configuration, colors, etc)  
(to abate enforcement case ENF 2019-00215)

#### OWNERS:

Patti J. Sanderson  
2211 Alameda Padre Serra  
Santa Barbara, CA 93103  
(805) 569-1027

#### DESIGN & STRUCTURAL ENGINEERING:

Patrick Marr, AIA, PE  
2105 Gillespie Street  
Santa Barbara, CA 93101  
(805) 898-2096

#### GOVERNING CODES:

2016 California Building Code (structural provisions)  
2016 California Residential Code  
2016 California Plumbing Code  
2016 California Mechanical Code  
2016 California Electric Code  
2016 California Energy Code  
2016 California Green Building Code

#### ASSESSOR'S PARCEL:

025-281-029

#### ZONING DATA:

Zone: RS-15 (E-1), Hillside  
Lot Area: .4 acre  
Average Slope: 54%

Existing Living Area: 1,672 sf  
Existing Carport Area: 400 sf  
Existing Deck Area: 600 sf

#### OCCUPANCY:

R-3/U

#### EXTERIOR WILDFIRE EXPOSURE ZONE:

yes

#### FIRE SPRINKLERS:

no

#### CONSTRUCTION:

Type V-B (unlimited allowable area)

#### CUT AND FILL:

Cut: 0.0 cu. yards  
Fill: 0.0 cu. yards

#### COLORS/FINISHES:

All colors and finishes of re-built balcony and guardrail shall match existing.  
(field verify color, semi-transparent stain)

#### GENERAL NOTES:

1. All landscaping is to remain, protect in place, uno.
2. Provide hardwired smoke detectors (SD) with a battery backup. (In existing portions of building beyond are of alteration, smoke detectors may be battery operated.) Smoke detectors shall be located in rooms and corridors giving direct access to sleeping areas, on ceilings within each sleeping area, on each story of multistory dwellings, and in close proximity to stairs on upper level. Detectors shall sound an alarm audible in all sleeping areas of the dwelling.
3. Provide hardwired carbon monoxide detectors (CO) with a battery backup. (In existing portions of building beyond are of alteration, CO detectors may be battery operated.) CO detectors shall be located outside each separate dwelling unit sleeping area in the immediate vicinity of the bedrooms and on each story of multistory dwellings. Detectors shall sound an alarm audible in all sleeping areas of the dwelling.
4. Remodeling pre-1978 structures without using Lead Safe Work Practices is a violation of the California Code of Regulations Section 105256. Contractors, remodelers and painters are shall use "lead-safe" work practices pursuant to Title 17, California Code of Regulations Section 36050. Construction debris known to contain lead-based paint must be disposed at an approved location.
5. All existing finish materials shall remain intact. If, during the course of construction any existing finish materials are removed, they shall be replaced with ignition resistant materials, per CRC R337 requirements.

#### Structural Plan Notes:

1. All wood construction per California Building Code, Chapter 23.
2. All structural lumber shall be pressure treated Douglas Fir Larch (ptdf), unless noted otherwise, and conform to the grading rules of the Western Wood Products Association (WWPA). Refer to architectural drawings for additional appearance requirements.
  - a) 2 x lumber ----- Grade #2
  - b) 4 x lumber ----- Grade #2
  - c) 6 x beams, ledgers and posts --- Grade #1
  - d) 3 x decking ----- Grade #2
3. At owner's option, the tops of all beams and joist may be flashed to provide further resistance to decay.
4. Fasten decking to underlying members with (2) fasteners per bearing location. Verify fastener type (i.e. exposed screw, concealed fasteners, etc) with owner.
5. The structure of the existing residence shall remain intact. Any structural members replaced shall be replaced "like for like".
6. No grading is proposed or anticipated. Protect all existing slopes.

#### EXTERIOR WILDFIRE EXPOSURE ZONE NOTES:

1. All construction shall conform to the requirements of CRC R337.
2. Exterior wall surfaces shall have either ignition resistant finish material or be have exterior 5/8" Type X gypsum wallboard installed under non-ignition resistant finishes.
3. Decking surfaces. The walking surface material of decks, porches, balconies and stairs shall be constructed with one of the following materials: ignition-resistant material that complies with the performance requirements of both SFM Standard 12-7A-4 and SFM Standard 12-7A-5, exterior fire retardant treated wood, non-combustible material, any material that complies with the performance requirements of SFM Standard 12-7A-4A when attached exterior wall covering is also either non-combustible or ignition-resistant material. Note: Wall material may be of any material that otherwise complies with this chapter when the decking surface material complies with the performance requirements ASTM E 84 with a Class B flame spread rating.

## NOTICE OF VIOLATION

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## SITE PLAN

Scale: 1/8" = 1'-0"

## BEAM CONNECTION

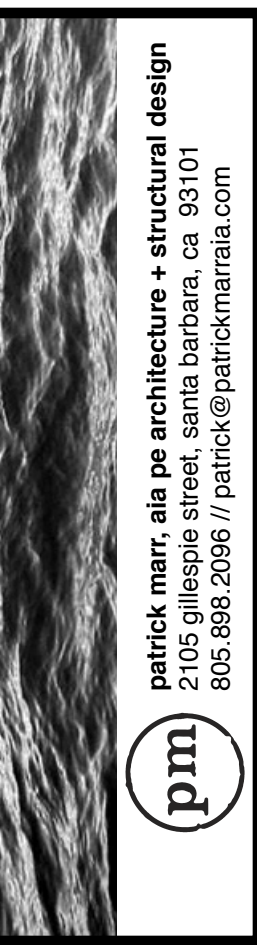
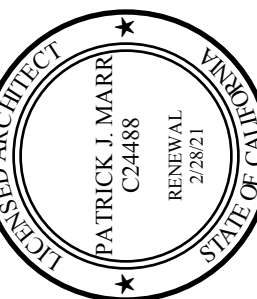
Scale: 1 1/2" = 1'-0"

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## SHEET INDEX



REVISION	
12/9/19	plan check



balcony replacement  
**Sanderson Residence**  
2211 Alameda Padre Serra  
Santa Barbara, CA 93103

**Site Plan**

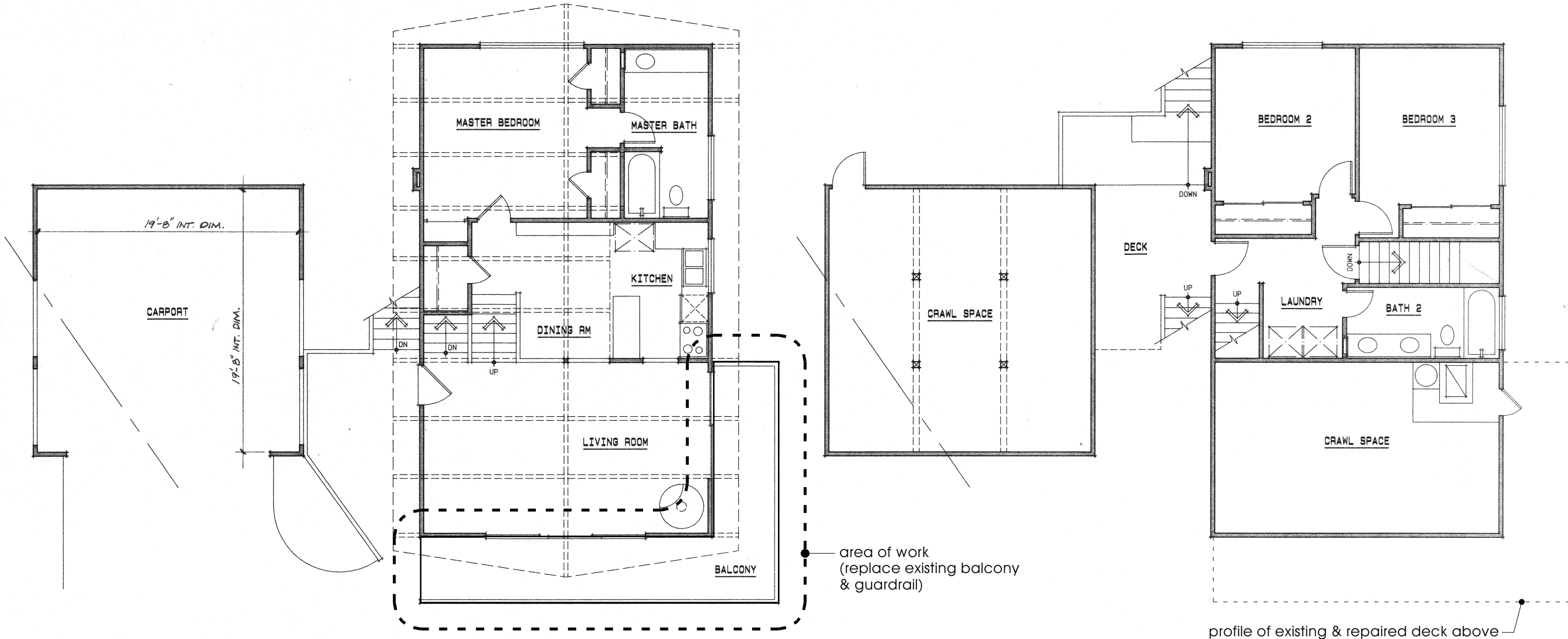
date:	
plot date:	12/9/19
job no.	
scale:	

sheet no.	
<b>A-1</b>	
of sheets	

THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY



start  
dimension  
wall  
(e) wall  
demo  
doors  
(e) doors  
millwork  
(e) millwork  
hatch/rill  
(e) hatch/rill  
border  
detail  
paper  
scratch



EXISTING MAIN FLOOR

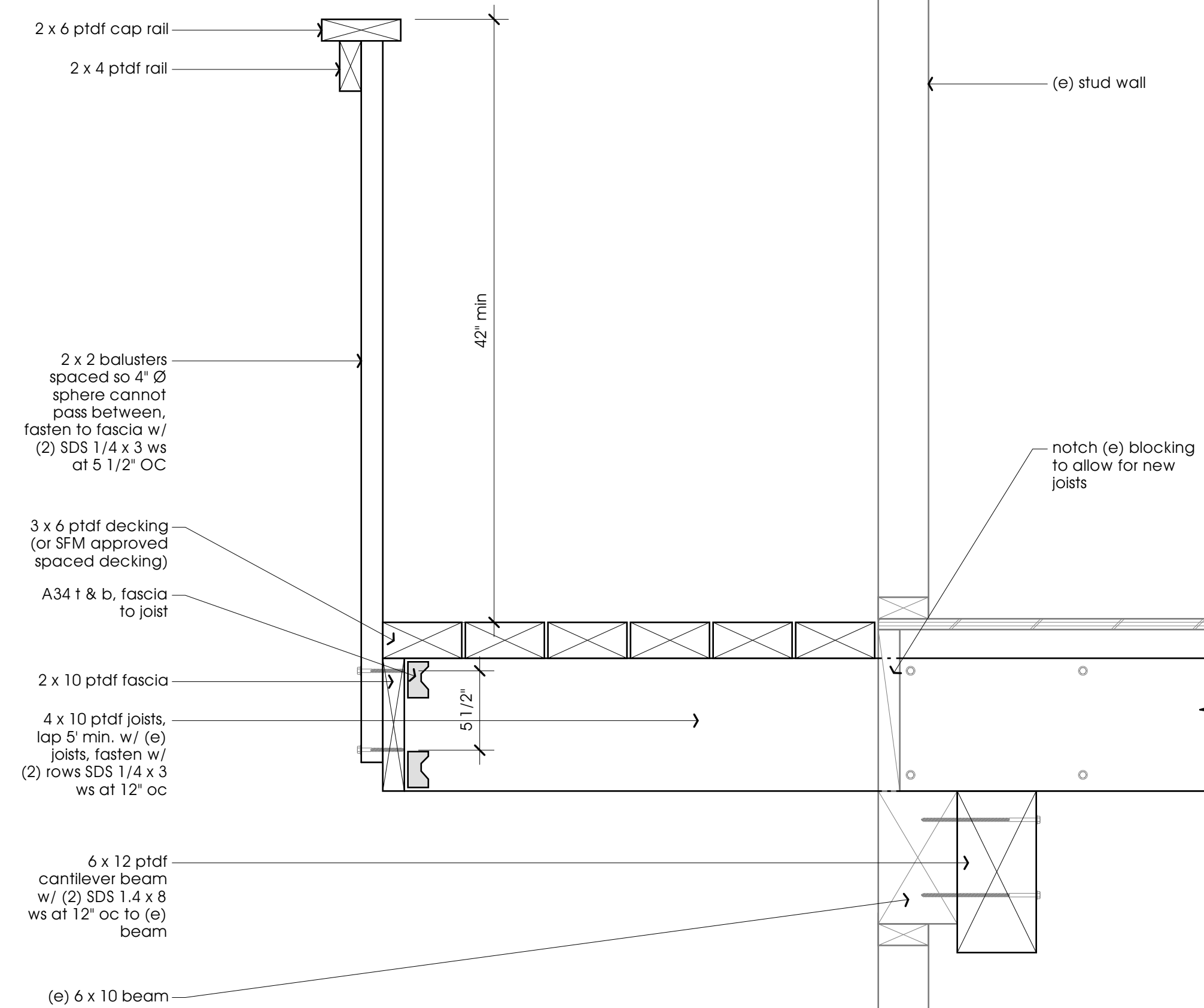
EXISTING BASEMENT FLOOR

EXISTING LOWER FLOOR

Scale: 1/8" = 1'-0"

BALCONY REPAIR PLAN

note:  
maintain all existing exterior finish materials on  
residence, any disturbed finishes shall be replaced  
with ignition resistant materials per

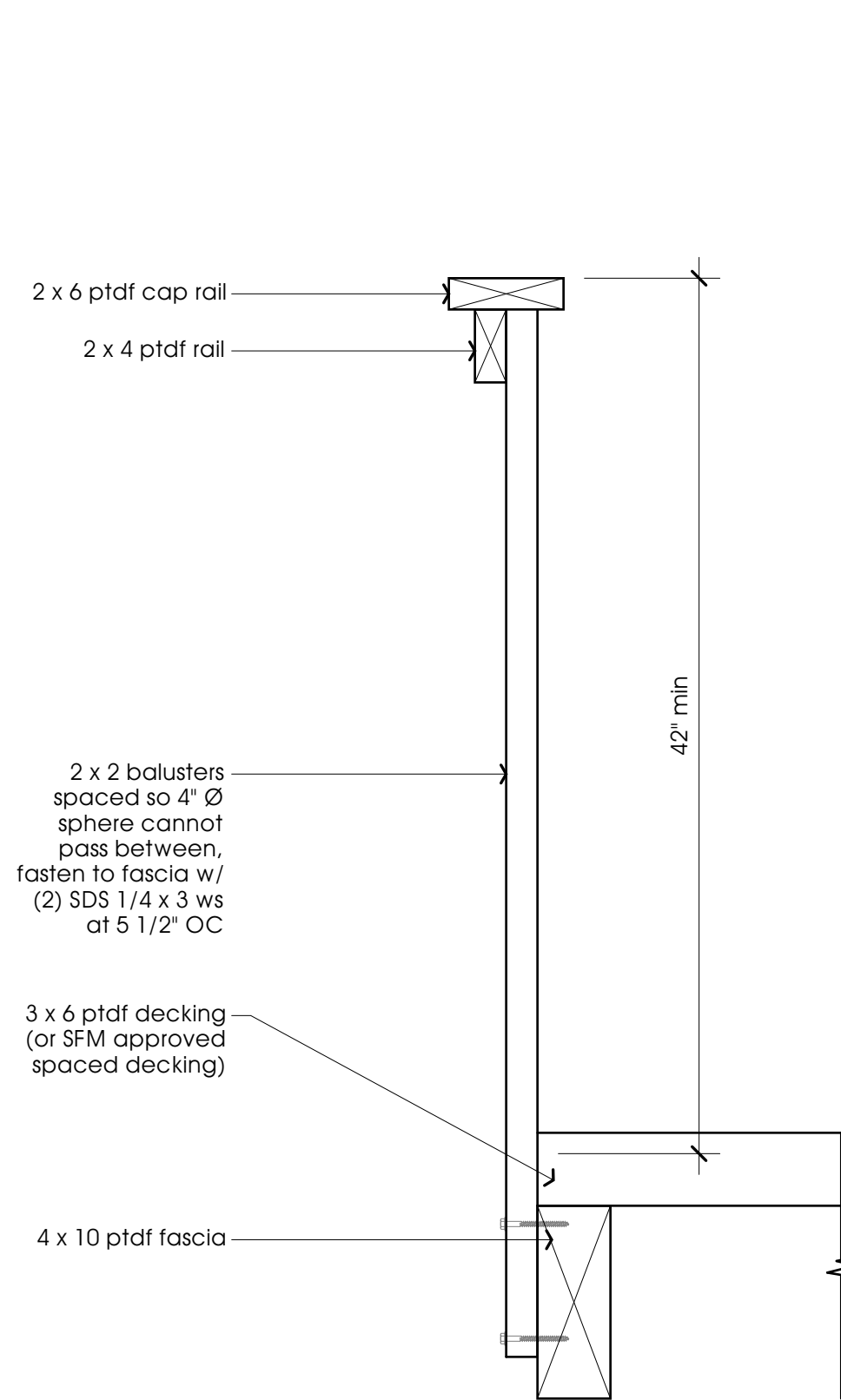


CANTILEVERED BALCONY CONDITION

Scale: 1 1/2" = 1'-0"

23

DROP BEAM

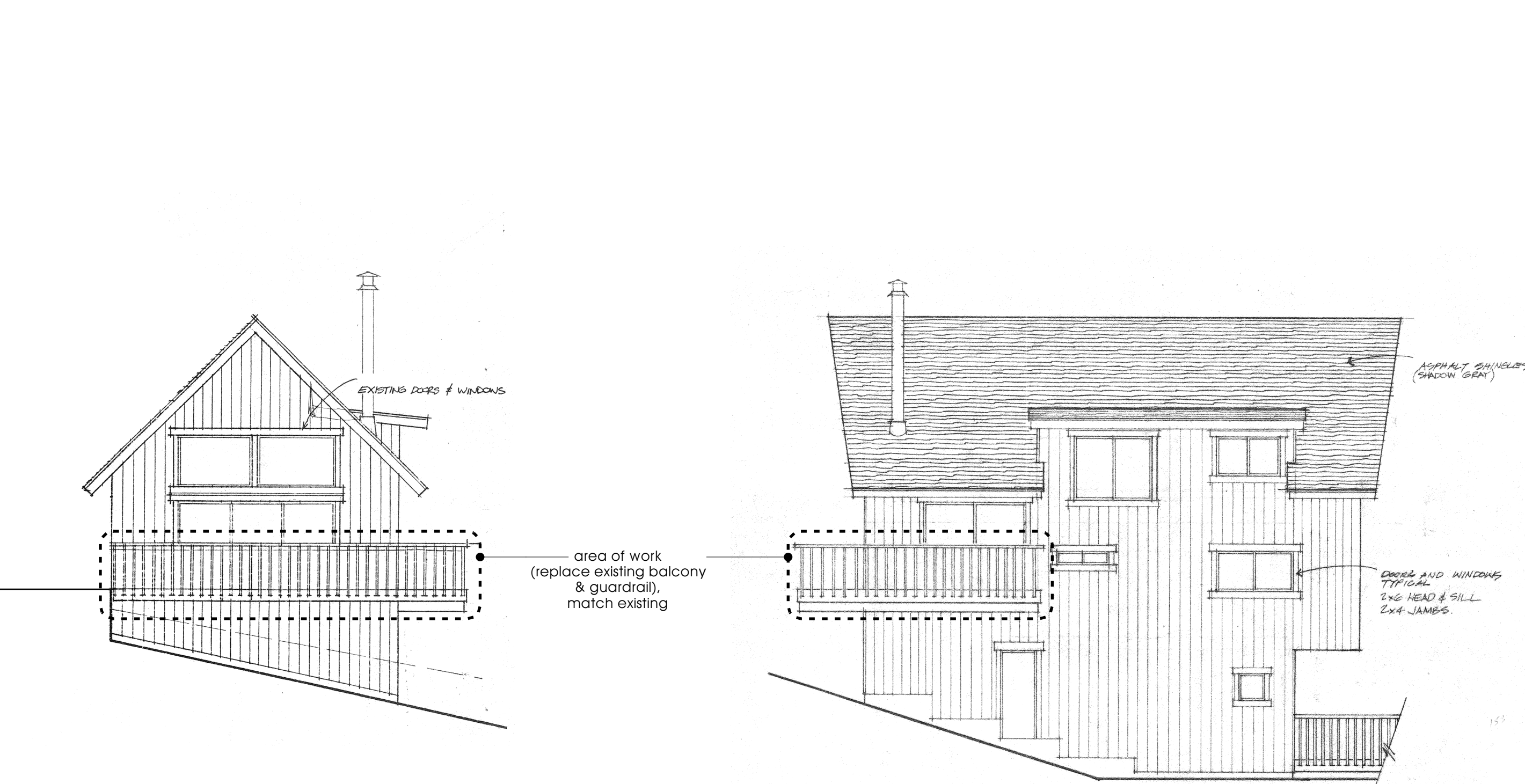


GUARDRAIL

Scale: 1 1/2" = 1'-0"

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EXISTING FLOOR PLANS



EXISTING WEST ELEVATION

EXISTING SOUTH ELEVATION

Scale: 1/8" = 1'-0"

1

FOR THE PLANET

MEMBER

REVISION


REGISTERED ARCHITECT

PATRICK J. MARR

CALIFORNIA

NOVEMBER 2, 2021

STATE OF CALIFORNIA

patrick marr, aia pe architecture + structural design

2105 gillespie street, santa barbara, ca 93101

805.898.2096 / patrick@patrickmarr.aia.com

pm

balcony replacement

**Sanderson Residence**

2211 Alameda Padre Serra

Santa Barbara, CA 93103

Plans & Details

date:

plot date:

12/9/19

job no.

scale:

sheet no.

**A-2**

of sheets

THESE DRAWINGS DO NOT CONTAIN THE NECESSARY COMPONENTS FOR CONSTRUCTION SAFETY